

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Regular Meeting

### DATE AND LOCATION

October 25, 2013 – Board Office

### PRESIDING OFFICER

Harold Brantley, Chair

### ROLL CALL

Present:

Harold Brantley, Chair  
Sam Blackburn, Vice Chair  
Dorsey Hall, Board Member  
G. Herbert Pritchett, Board Member  
Kathy Mayfield, Board Member

Present Also:

Larry Disney, Executive Director  
Tom Veit, Executive Assistant  
Angie Thomas, Staff Assistant  
James Grawe, Board Counsel

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

### MINUTES

Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously approved the September 28, 2013 with correction of October Board meeting date. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

### EDUCATION

Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board unanimously approved the following education course for Fiscal Year 2013-2014. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

(1) NAIFA

- A. 2014-2015 National USPAP Update – 7 hours CE Classroom

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the following education courses for Fiscal Year 2013-2014. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield - Yes.

(2) ASFMRA

- A. Best Practices for Rural Property Appraisals – 8 hours CE Classroom
- B. 2014-15 National USPAP Update Course – 7 hours CE classroom

Motion by Dorsey Hall, second by G. Herbert Pritchett and the Board unanimously approved the following education course for Fiscal Year 2013-2014. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield - Yes.

(3) Appraisal Institute

- A. Unraveling the Mystery of Fannie Mae Appraisal Guidelines – 4 hours CE Classroom

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the following education courses for Fiscal Year 2013-2014. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield - Yes.

(4) Dennis Badger & Associates

- A. Valuation Protocol for FHA Appraisals – 3.5 hours CE Classroom
- B. Planning & zoning Commission: The Basics – 3.5 hours CE Classroom
- C. Is the Comparable Comparable? – 3.5 hours CE Classroom
- D. Appraiser Highest & Best Use – 3.5 hours CE Classroom
- E. Estimating Value by Extraction – 3.5 hours CE classroom

Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously approved the following education courses for Fiscal Year 2013-2014. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield - Yes.

(5) McKissock

- A. The Income Approach – 6 hours CE Virtual Classroom
- B. The Green Guide to Appraising – 7 hours CE Live Webinar
- C. 2014-2015 National USPAP Update – 7 hours CE Virtual Classroom
- D. 2014-2015 National USPAP Update – 7 hours CE Classroom

Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously approved the following education course for Fiscal Year 2013-2014. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield - Yes.

(6) Dynasty School

A. Residential Market Analysis and Highest and Best Use – 15 hours QE & CE  
Virtual Classroom

**CERTIFICATION/LICENSURE**

A. Approval – Appraisers – Motion by Dorsey Hall, second by G. Herbert Pritchett and the Board voted to approve the following certification list of appraisers. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield - Yes

- (a) Rebecca L. Abbott - Associate
- (b) Matthew A. Bilger – Certified General (OH)
- (c) Nathaniel D. Briscoe – Certified General (OH)
- (d) Joseph M. Hopkins – Associate
- (e) Gary Alan Johnson – Certified Residential (FL)
- (f) Russell E. Linton – Certified Residential (OH)
- (g) Coby Mosley – Certified General
- (h) Marc Muncy – Associate
- (i) Matthew A. Sexton - Associate
- (j) Ryan T. Shumate – Associate
- (k) Stephen S. Wagner – Certified General (IN)
- (l) William T. Wheeler - Associate
- (m) Harris O. Young - Associate

B. After discussion concerning IL Appraiser Board and non-compliance with the ASC the Board decided to give review of each application received from Illinois. Based on the application and appraiser in good standing, a Motion was made by Sam Blackburn, second by Dorsey Hall and the Board voted to approve the following appraiser. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

- (a) Jason A. Huemann – Certified Residential (IL)

B. AMC Companies – The Board recognized the newly licensed AMC companies

- (1) Solutionstar Appraisals, LLC - #130
- (2) William Craig Company, Inc. - #131

C. Caroline Hardesty – Applicant for Associate - Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted to approve the application of Ms. Hardesty.

Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

## COMPLAINT

- A. The Board reviewed the Case Summary Chart. 58 cases have been filed in 2013.
- B. Case No. 13-03 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted to dismiss the case. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- C. Case No. 13-04 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to file a formal complaint and set for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- D. Case No. 13-05 – Motion by Kathy Mayfield, second by Dorsey Hall and the Board voted unanimously to file a formal complaint and set for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- E. Case No. 13-06 – Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- F. Case No. 12-59 – Motion by Dorsey Hall, second by Sam Blackburn and the Board voted to dismiss the case. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- G. Case No. 12-60 – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted to dismiss the case. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- H. Case No. 12-64 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to dismiss the case. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- I. Case No. 13-01 – Motion by Sam Blackburn, second by Dorsey Hall and the Board voted to dismiss the case. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- J. Case No. 12-67 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to dismiss the case. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

K. Case No. 12-48 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to accept the agreed order. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Abstain for personal knowledge of information on case; Kathy Mayfield – Yes. The respondent agrees to:

- (a) Allen shall complete a 30 hour General Appraiser Income and/or Sales Comparison course. Said 30 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by June 30, 2014.
- (b) Allen agrees to submit a log to the Board every 3 months for a period of two years
- (c) Allen agrees that the Board shall not renew his certification for the 2014 renewal cycle July 1, 2014 until he has completed the requirements of the terms set out in paragraph (a) of this order.

## MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Budget – Budget ending September 2013
- B. Bi-Annual Budget 2014 – 2016 – Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board voted unanimously to approve the budget as submitted. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- C. Anonymous complaint process – Sam Blackburn made a recommendation that the Board no longer accepts anonymous complaints but the Board still has the authority to file one on its own volition. A motion was made by Dorsey Hall, second by Kathy Mayfield. G. Herbert Pritchett opposed the motion because he feels this will hinder the appraisers in filing complaints and they should be able to file anonymously. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – No; Kathy Mayfield – Yes
- D. 2014 Seminar Dates & Locations
- E. 2014 Board Meeting Dates & Locations
- F. 2014 State Holidays
- G. November Board Meeting – November 22, 2013
- H. FBI Audit Report – The Board was in compliance with background report records.
- I. Motion by Sam Blackburn, second by Kathy Mayfield and the Board agreed to repeal the Surety Bond Regulation 201 KAR 30.320. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- J. New phone system in Board office was installed
- K. Kim Mathias begins November 1<sup>st</sup> at the Board Executive Secretary
- L. AARO Conference – The Board congratulated Larry Disney on becoming AARO President for the upcoming year 2013-2014.



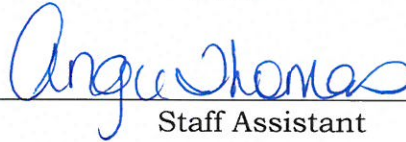
- M. May 16<sup>th</sup> will be the Education Renewal Date and the date for renewing appraiser licenses/certifications will be June 30<sup>th</sup>.
- N. Supervisor Training Course November 8, 2013 in Lexington, KY
- O. G. Herbert Pritchett stated his support for Larry Disney and that he was doing an outstanding job.
- P. Dorsey Hall expressed his gratitude to the Board during his term as Board Member, notify that his term expires November 19, 2013.

Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board unanimously agreed to adjourn the meeting.



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Chair



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Staff Assistant